

G.P.S. NOTE:

- The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
- Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
- This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
- Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
- Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

WASTEWATER ECU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

TXDOT NOTES:

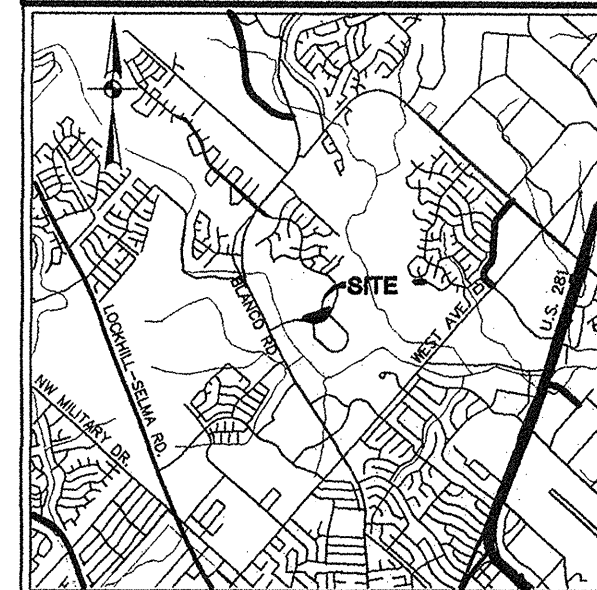
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS ON THE IH-10 FRONTAGE ROAD, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 451.19'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

LEGEND:

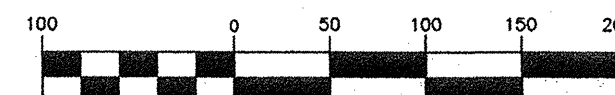
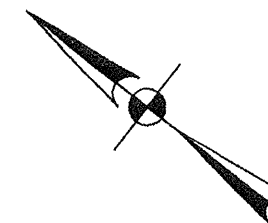
F.I.R. = FOUND 1/2" IRON ROD
D.&P. = DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY,
BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS
BEXAR COUNTY, TEXAS

CURVE TABLE					
CURVE	RADIUS	ANGLE	CHD. BEARING	CHORD	LENGTH
C1	620.00'	90°00'00"	S 62°11'12" W	876.81'	973.89'
C2	679.67'	00°09'08"	N 72°53'22" W	1.81'	1.81'

PLAT NO. 010348



LOCATION MAP



(IN FEET)

1 inch = 100 ft.

- NOTES:**
- 1/2" IRON ROD FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
 - N.A.D. 83 GRID COORDINATES WERE DERIVED FROM BITTERS, 1953 (P.I.D. AY0072) N:13756584.2745 E:2129377.7379
 - DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR OBSERVED IS 0.99983.
 - BEARINGS MUST BE ROTATED 0°00'00" COUNTER CLOCKWISE TO MATCH N.A.D. 83.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

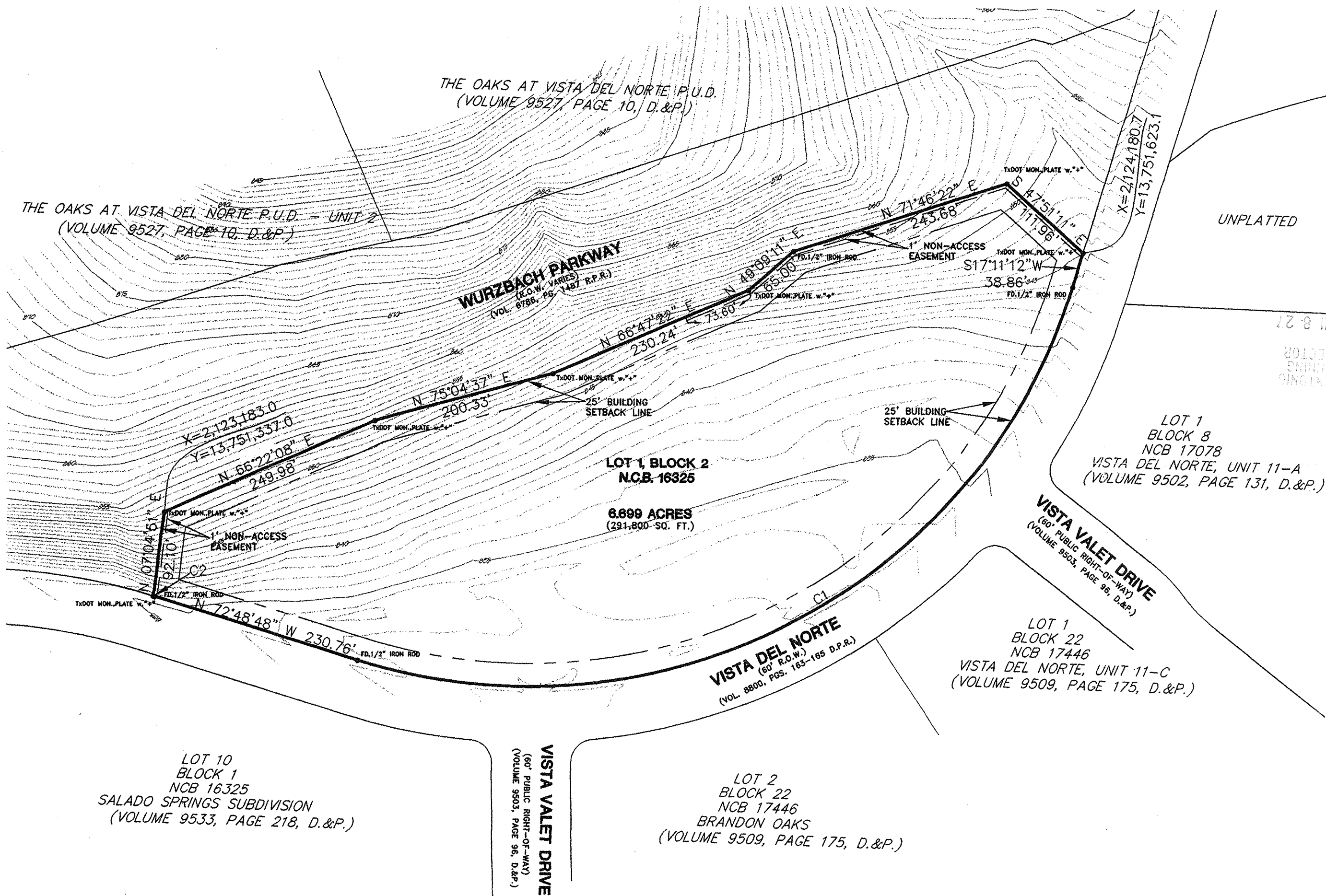
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

_____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY



**SUBDIVISION PLAT ESTABLISHING
PARKWAY CENTRAL**

6.7 ACRES OUT OF THE PICKNEY CALDWELL SURVEY NO. 83, ABSTRACT 124, C.B. 4984, N.C.B. 16325; BEING ALSO OUT OF THE STERLING N. DOBIE SURVEY NUMBER 79, ABSTRACT 841, SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF _____ PARKWAY CENTER _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

PAPE-DAWSON ENGINEERS

655 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

VRP# 04-04-086

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



City of San Antonio

Vested Rights Permit APPLICATION

DEV. SERVICES

APR 19 A 9:01

Permit File: #VRP 04-02-086

Received: March 30, 2004

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Development Services Department decide this application in the following manner:

☒ Approval ☐ Disapproval ☐ Return to Applicant

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Director of the Development Services Department.

Reviewed By:


Norbert J. Hart
Assistant City Attorney

Date: April 15, 2004

Comments: Recommend that vested rights be granted effective November 5, 2001 for C-2 use. Approval is based upon the plat filing date. Note: Plat approval expires November 27, 2004. See, *Williamson Pointe Venture v. City of Austin*, 912 S.W.2d 340 Tex.App.-Austin, 1995.

City of San Antonio use

Permit File: # 04-04-086
Assigned by city staff

Date: _____

☒ Approved

☐ Disapproved

Review By: WHL
Planning Department

Date: _____

Comments: As of Nov. 5, 2001 For
C-2 Use.

MARTIN, DROUGHT & TORRES INCORPORATED
ATTORNEYS AT LAW

BANK OF AMERICA PLAZA, 25TH FLOOR
300 CONVENT STREET (210) 227-7591
SAN ANTONIO, TEXAS 78205

INTERNATIONAL BANK OF COMMERCE
SAN ANTONIO BRANCH
SAN ANTONIO, TX 78265
(210) 518-2525
30-1328-1140

48392

3/24/2004

PAY TO THE
ORDER OF

CITY OF SAN ANTONIO

\$ **160.00

One Hundred Sixty and 00/100***** DOLLARS

TWO SIGNATURES REQUIRED OVER \$10,000.00

MEMO 8429.1/MCM/FF

[Signature]

⑈048392⑈ ⑆114013284⑆0004995601⑈

MARTIN, DROUGHT & TORRES INCORPORATED / ATTORNEYS AT LAW

48392

CITY OF SAN ANTONIO
1410

3/24/2004

160.00

VRP # 04 - 09 - 086

MD&TIBC-00

8429.1/MCM/FF

160.00

Details on back.
Security Features Included.